Karen Johnson
Batch # 1290381
06/26/2025 09:07 05 AM
Fees $17 00 Taxes $0 00
Davidson County
AFFIDAVITH
3 pgs
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THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066
FROM INFORMATION FURNISHED BY THE PARTIES:

MAP AND PARCEL: 033 00 0 162.00

AFFIDAVIT OF HEIRSHIP RE: KENNETH F. GRAVES

STATE OF TENNESSEE

COUNTY OF SUMNER

COMES James E. Beene Jr., Affiant herein who, after being first duly sworn according to law, depose and make oath as follows:

1. That Affiant is at least eighteen (18) years of age, whose mailing address is 105 Hatfield Ln, Mt. Juliet Tn, and has personal knowledge of the facts as herein stated.

2. That Affiant was A friend of Kenneth F. Graves, Decedent.

3. That Decedent died on August 13, 2024.

4. That at the time of his death, Decedent had an interest in certain real property with the street address of 1242 Lowes Lane, Goodlettsville, Tennessee 37072 and described as follows:

> TRACT 1: LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by G. Barry Greer on December 17, 1971.
>
> BEGINNING at a point N 3 degrees 43' W 225.7 feet from the northerly margin of Lowes Lane; thence S 89 degrees 8' W 193.0 feet to a point; thence N 3 degrees 30' W 475.3 feet to a wire fence; thence S 77 degrees 34' E 197.9 feet to the northwesterly margin of Tract #5 of the Maurice J. Wayman property of record in Book 4495, Page 724, Register's Office for said County; thence along his westerly boundary line S 3 degrees 43' W 429.9 feet to the point of beginning, containing 2.0 acres, more or less.
>
> TOGETHER with an easement for a roadway ingress and egress running from the southerly boundary line of the afore described property southeasterly across the remainder of the property described in Book 4495,

Page 724, said Register's Office, to Lowes Lane.

INCLUDED BUT EXCLUDED therefrom is the following: BEGINNING at a point in the common boundary line of Tracts Three and Four at a point 263.17 feet from the common rear corners of said tracts; thence continuing along said common boundary line 212.51 feet to a corner post in said boundary line; thence N 88 degrees 59' East 136.71 feet to an iron pin in a branch; thence N 36 degrees 19' West 259.88 feet to the point of beginning, and containing 0.33 acres, more or less.

TRACT II: LAND in the 10th Civil District of Davidson County, Tennessee, being a portion of Tract Three of Lowe's Lane Park and described according to an unrecorded survey by Dewayne Caldwell dated October 1, 1973, as follows: BEGINNING at a point in the common rear corners of Tracts Three and Four; thence along the common boundary line between said tracts 263.17 feet to an iron pin in the branch; thence leaving said boundary line, N 32 degrees 43' W 108.86 feet to a point in the branch; thence N 73 degrees 03' W 13.06 feet to an iron pin in the branch; thence N 2 degrees 31' W 182.87 feet to a point in the northern boundary line of Tract Three; thence with said boundary line 69.48 feet to the point of beginning, containing 0.33 acres, more or less.

ENCLUDED in the conveyance of Tract 1 above is all of the grantors right and interest in that ingress and egress easement from Dolphin Delmas Wayman to grantors and recorded simultaneous herewith.

BEING the same property conveyed to Kenneth F. Graves, Unmarried, by Installment Deed from Dennis Underwood and Wife, Helen Christine Underwood, of record in Book 5662, Page 495 in the Register's Office of Davidson County, Tennessee dated October 08, 1980 and recorded on October 09, 1980.

5. That the Decedent was married to Marie Graves at the time of his death.

6. That the Decedent had two (2) children: Kenneth S. Graves and Sandra Lynn Jones.

7. That the Decedent had no further children, natural or adopted.

8. That the Decedent died without a Will.

9. That this Affidavit of Heirship is freely given with full knowledge that whoever willfully, corruptly, a nd falsely swears to any statement in any such affidavit, known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the

making of such a sworn statement, and such statement is false, commits a Class E felony, T.C.A. Section 30-2-712(2).

10. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of real property, and Affiant hereby agrees to indemnify any entity/person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER. AFFIANT SAITH NOT.

Witness my hand and seal on this, the 20 day of June, 2025.

James E Beene Jr
AFFIANT

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, James E. Beene, Jr., the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2025.

SANDRA E KETCHUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Sandra E. Ketchum
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/27/27